

Extract for Planned Development

Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

July 20, 2004

Mr. Andrew Scott
Piper Rudnick
203 North LaSalle Street
Chicago, IL 60601

Re: Administrative Relief Request - Waterway
Commercial Manufacturing Planned
Development No. 758, 2541 South Damen
Avenue, Chicago, IL

Dear Mr. Scott:

Please be advised that your request for minor changes to Waterway Commercial Manufacturing Planned Development No. 758, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of the Waterway Commercial Manufacturing Planned Development No. 758.

The subject property is approximately 1.51 acres or 65,630 square feet. The current property owner proposes to expand the existing building on the property which is generally bounded by a line 813 feet south of the south line of the Burlington Northern Santa Fe Railroad right-of-way, the Chicago International Produce Market property line, West 26th Street and South Damen Avenue.

The property is currently improved with a single-story, 34,821 square foot building. The property owner proposes to expand the building by constructing a 5,760 square foot addition on the east side of the building (the "Project"). The lower portion of the addition would serve as loading docks while the upper, mezzanine level would provide office and conference space for tenants of the building. The building would serve one or more wholesale produce vendors which would complement the larger-scale operations of the Chicago International Produce Market to the east and the proposed Damen Marketplace to the north. The Project also has three loading docks, six drive-in doors and 16 parking spaces. Access to the docks will be available via new West 26th Street. These improvements are reflected on drawings prepared by Compass Group, Ltd., dated June 18, 2004 and Ekash Associates, Ltd., dated May 27, 2004 and a landscape plan prepared by Compass Group, Ltd., dated July 13, 2004.



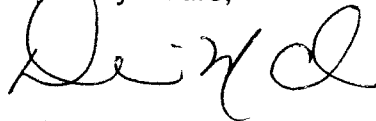
The proposed building would have an F.A.R. of approximately 0.62, which is slightly more than the 0.50 F.A.R. approved for overall Planned Development property. Taken in the context of the rest of the improvements on the Planned Development property, however, the overall density is below 0.50.

Specifically, you requested the following modification:

1. Administrative relief in the form of incorporation of and approval of the above referenced site plan, landscape and elevation plans detailing the project into Waterway Commercial Manufacturing Planned Development No. 758 and substitution of said plans for the property as applicable.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Waterway Commercial Manufacturing Planned Development No. 758, as amended, I hereby approve the foregoing minor change, but no other changes to Waterway Commercial Manufacturing Planned Development No. 758.

Very Truly Yours,



Denise M. Casalino, P.E.
Commissioner

Originated By: Tim Bleuher

cc: Jack Swenson
Mike Marmo
Nelson Chueng
Juanita Charlton
Linda Mercado



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

July 7, 2004

Mr. Andrew Scott
Piper Rudnick
203 North LaSalle Street
Chicago, IL 60601

Re: Administrative Relief Request - Waterway
Commercial Manufacturing Planned
Development No. 758, 2455 South Damen
Street, Chicago, IL

Dear Mr. Scott:

Please be advised that your request for minor changes to Waterway Commercial Manufacturing Planned Development No. 758, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of the Waterway Commercial Manufacturing Planned Development No. 758.

Specifically, you requested the following modifications:

1. To construct two buildings on property generally bounded by South Damen Avenue, the south line of the Burlington Northern Santa Fe Railroad right-of-way, the Chicago International Produce Market property line and West 26th Street. The property is approximately 6.66 acres. The two buildings combined would have an F.A.R. of 0.47 which is less than 0.50 FAR approved for the overall Planned Development property. Site plans and elevations for both buildings, prepared by Cornerstone Architects Ltd. and dated June 25, 2004 and a landscape plan for both buildings, prepared by David R. McCallum Associates, Inc. and dated June 25, 2004 reflected these improvements.

The first proposed building, "Damen Marketplace" is 35 feet tall with a 109,000 square foot footprint. The building is comprised of 82,500 of warehouse space, 13,500 square feet of platform area and 13,500 square feet of mezzanine space. The Damen Marketplace has 32 exterior loading docks, 18 drive-in doors and 79 parking spaces. Access to the docks and parking spaces would be available via South Damen Avenue and West 26th Street. The building would

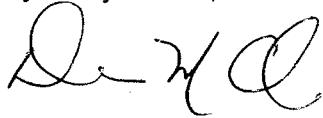


have a reduced setback from 66 feet to 0 feet along the west property line to allow for functionality and ease of movement of large vehicles transporting produce to and from the Marketplace.

The second proposed building is a three-story office and retail structure with a proposed restaurant and bank at grade and office space on the second and third floors. This building would be 48 feet tall (excluding rooftop mechanicals) and have 39,153 square feet of floor area. It would include 36 parking spaces and a drive through facility for the bank.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Waterway Commercial Manufacturing Planned Development No. 758, as amended, I hereby approve the foregoing minor change, but no other changes to Waterway Commercial Manufacturing Planned Development No. 758.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Denise M. Casalino', written in a cursive style.

Denise M. Casalino, P.E.
Commissioner

cc: Jack Swenson
Mike Marmo
Tim Bleuher
Juanita Charlton
Linda Mercado



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

July 6, 2001

Mr. Andrew P. Scott
Alzheimer & Gray
10 South Wacker Drive
Suite 4000
Chicago, Illinois 60606

Re: WCMPD No. 758 - Request for Administrative Relief

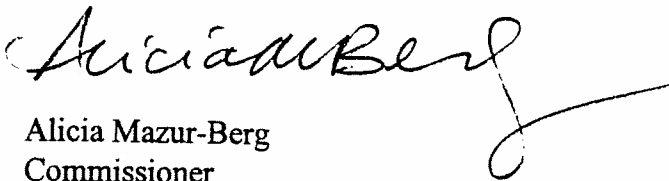
Dear Mr. Scott:

Your request for a minor change to Waterway Commercial Manufacturing Planned Development No. 758 ("WCMPD No. 758") on behalf of CenterPoint Realty Services Corp. has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of WCMPD No. 758.

Specifically, you requested an increase in the square footage of Building #1 from 391,680 square feet to 436,224 square feet. In addition, you requested to decrease the number of exterior docks and overhead doors from 126 to 95 and 63 to 41, respectively.

With regard to your request, the Department of Planning and Development has determined that the above requested items constitute minor changes. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, your request, outlined above, is hereby deemed approved.

Very truly yours,


Alicia Mazur-Berg
Commissioner

cc: Jack Swenson
Paul Woznicki
Philip Levin
Michael Marmo
Tim Bleuher





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

June 4, 2001

Mr. Andrew P. Scott
Alzheimer & Gray
10 South Wacker Drive
Suite 4000
Chicago, Illinois 60606

Re: WCMPD No. 758 - Request for Administrative Relief

Dear Mr. Scott:

Your request for a minor change to Waterway Commercial Manufacturing Planned Development No. 758 ("WCMPD No. 758") on behalf of CenterPoint Realty Services Corp. has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of WCMPD No. 758.

Specifically, you requested an increase in the square footage of Building #1 from 391,680 square feet to 436,224 square feet. In addition, you requested to decrease the number of exterior docks and overhead doors from 126 to 72 and 63 to 36, respectively.

With regard to your request, the Department of Planning and Development has determined that the above requested items constitute minor changes. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, your request, outlined above, is hereby deemed approved.

Very truly yours,

Alicia Mazur Berg
Commissioner

cc: Jack Swenson
Paul Woznicki
Philip Levin
Michael Marmo
Tim Bleuher



8/30/2000

REPORTS OF COMMITTEES

40233

Reclassification Of Area Shown On Map Number 6-H.

(As Amended)

(Application Number 13032)

WCM PD 758

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current M3-4 Heavy Manufacturing District symbols and indications as shown on Map Number 6-H in the area bounded by:

the south line of the Burlington Northern Santa Fe Railroad (formerly known as the CB&Q Railroad) right-of-way; a line 880.05 feet east of South Damen Avenue; a line approximately 205 feet north of Line A, as depicted on the survey of the subject property; a line 959.90 feet east of South Damen Avenue; the north bank of the West Fork of the South Branch of the Chicago River; and South Damen Avenue,

to those of a Commercial-Manufacturing Planned Development which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Waterway-Commercial-Manufacturing Planned
Development Number 758.*

Plan Of Development Statements.

1. The area delineated herein as a Waterway-Commercial-Manufacturing Planned Development (the "Planned Development") consists of approximately one million eight hundred fifty-five thousand nine hundred fifty (1,855,950) square feet (forty-two and sixty hundredths (42.60) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by CenterPoint Realty Services Corporation, the City of Chicago and Transport International Pool, Inc.. CenterPoint Realty Services Corporation ("Applicant") makes this application with the consent of the

City of Chicago and Transport International Pool, Inc.

2. The Applicant shall obtain all necessary official reviews, approvals or permits which are necessary to implement this Plan of Development. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant, or its successors, assignees or grantees, and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holders. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) is made or authorized by all landowners of the Property.
4. This Plan of Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site, Landscape Plan and Building Elevations which were prepared by Cornerstone Architects, Ltd., dated August 17, 2000. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The uses permitted within the area delineated herein as this Waterway-Commercial-Manufacturing Planned Development shall be all uses permitted in an M3-4 Heavy Manufacturing District, ancillary retail establishments, wireless communications facilities, accessory parking and related and incidental uses as set forth below in the Bulk Regulations and Data Table.
6. Business identification signage shall be subject to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago. In

addition, temporary construction signs shall be permitted, subject to the review and approval of the Department of Planning and Development. No advertising signs shall be permitted within the Planned Development.

7. Off-street parking and loading shall be provided in compliance with this Planned Development, subject to the review and approval of the Departments of Transportation and Planning and Development.
8. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
9. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The improvements on the Property, landscaping along the river and adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations. In addition, Applicant shall, to the extent feasible, set back rooftop mechanical units, flues and vents from the South Damen Avenue frontage and color them to match the building and rooftop colors. Further, Applicant shall substantially complete the Landscape Plan improvements within six (6) months of occupancy of all buildings depicted on the Site Plan; provided, however, Applicant shall be granted a reasonable time extension to complete the Landscape Plan improvements in the event of delays not caused by Applicant.
11. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of

Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance and quality of Chicago's waterways, and, wherever possible, providing a continuous landscaped walkway along Chicago's waterways. To further these goals, the Applicant agrees to provide a minimum thirty (30) foot setback from the river edge as depicted on the Site Plan.

12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers and the Illuminating Engineering Society.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's office of People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years of the date of City Council approval of this Planned Development Ordinance, then the zoning of the Property shall automatically revert to the underlying M3-4 Heavy Manufacturing District.

[Existing Zoning Map; Planned Development Boundary Map;
Generalized Land-Use Map; Site Plan; Landscape Plan;
Building Elevation Drawings; and Riverwalk Detail
Drawings referred to in these Plan of Development
Statements printed on pages 40238 through
40251 of this Journal.]

8/30/2000

REPORTS OF COMMITTEES

40237

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Waterway-Commercial-Manufacturing Planned
Development Number 758.*

Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Area Remaining in Public Rights-of-Way:

2,054,040 square feet (47.15 acres) = 1,855,950 square feet (42.60 acres) +
198,090 square feet (4.55 acres).

Maximum Permitted Floor
Area Ratio:

0.50.

Minimum Setbacks:

South property line -- 30 feet.

West property line -- 66 feet.

East property line -- 65 feet.

North property line -- 7 feet.

Maximum Site Coverage:

50%.

Minimum Number of Off-Street
Parking Spaces:

551.

Minimum Number of Off-Street
Loading Spaces:

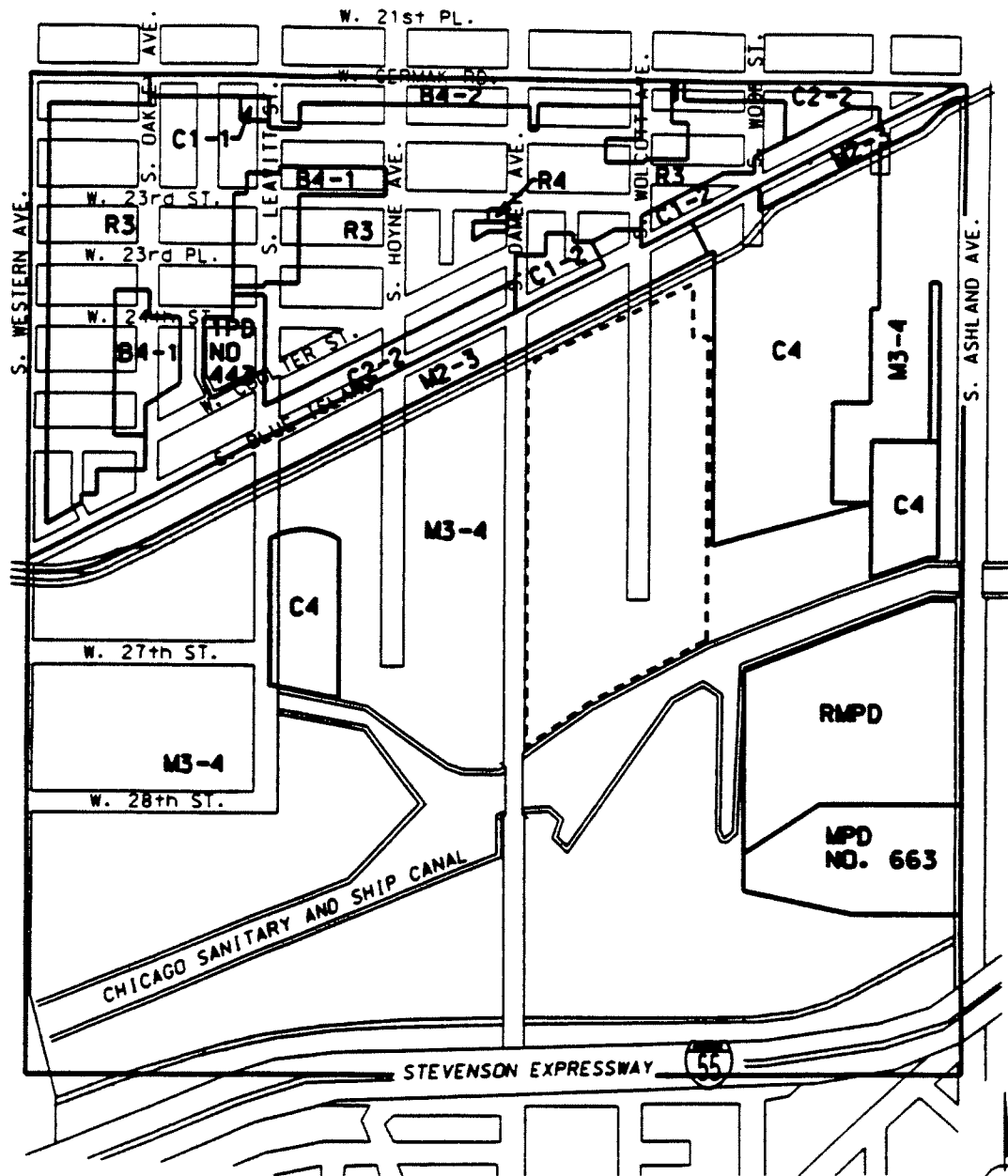
Exterior docks -- 126.

Overhead doors -- 63.

Maximum Building Height:

50 feet.

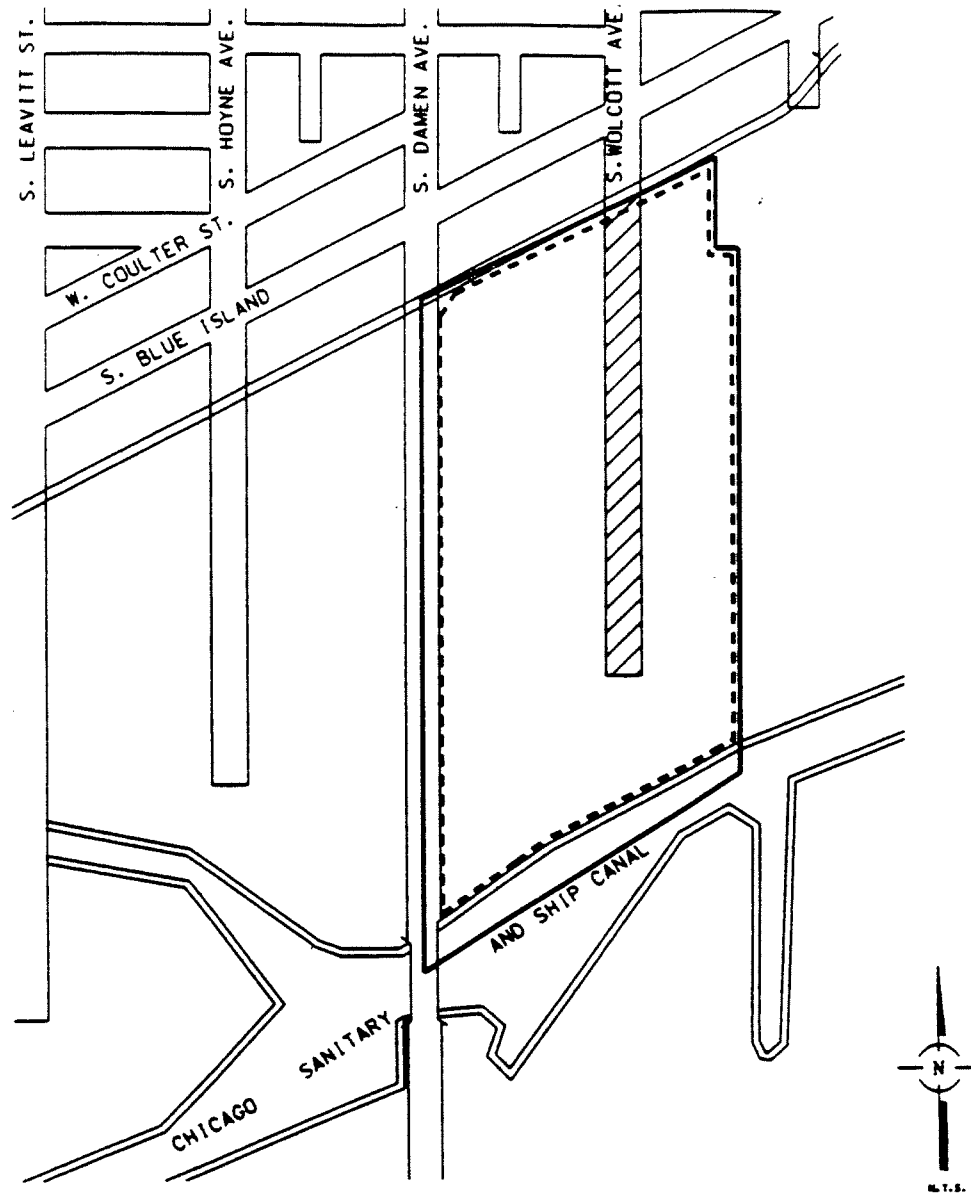
Existing Zoning Map.






[] INDICATES PROPERTY
 WITHIN PLANNED
 DEVELOPMENT

CENTERPOINT REALTY SERVICES CORPORATION
 1808 SWIFT DRIVE
 OAK BROOK, ILLINOIS 60523
 MAY 17, 2000

Planned Development Boundary Map.

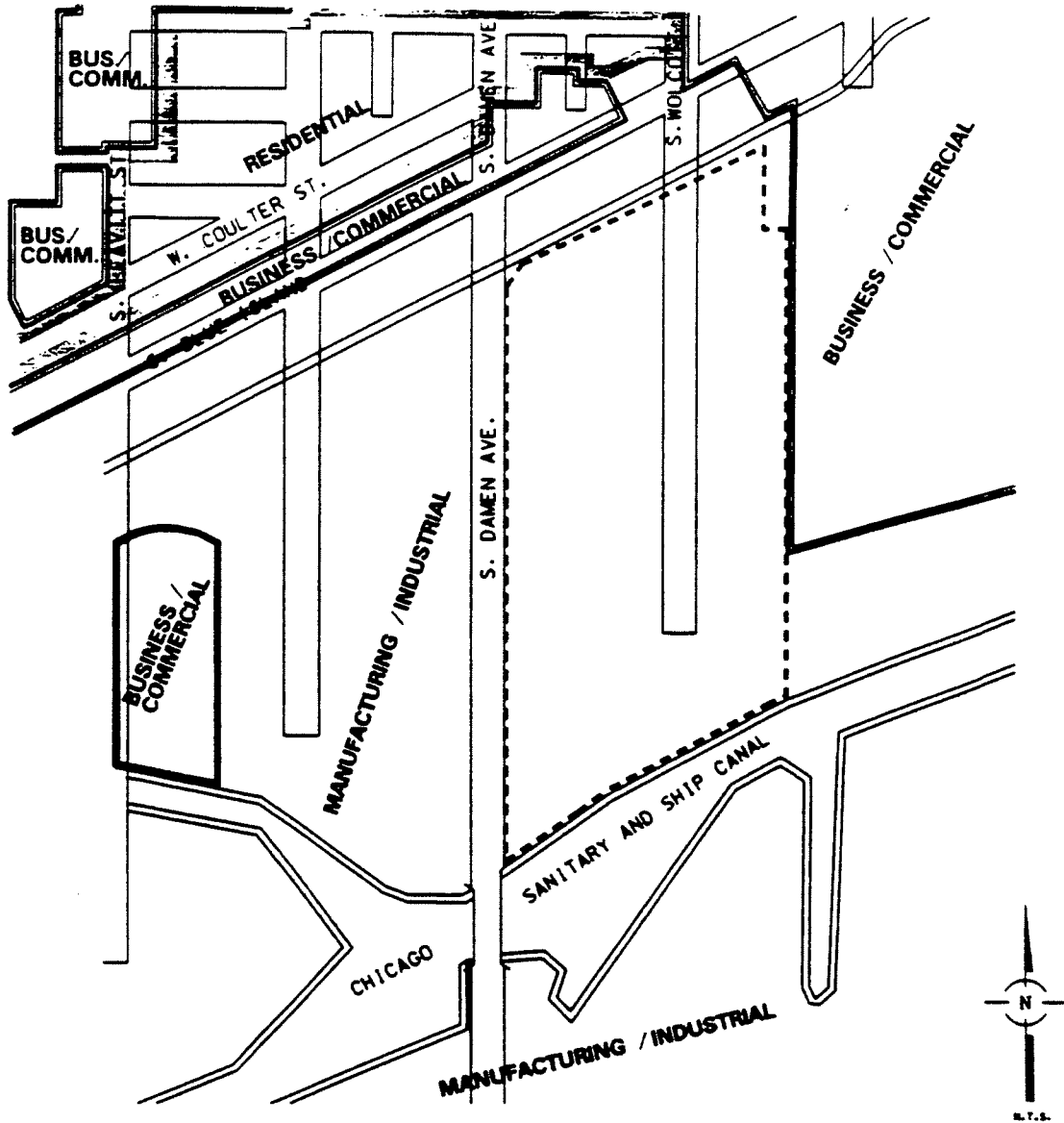


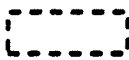


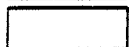
-  PLANNED DEVELOPMENT BOUNDARY
-  PROPERTY LINE BOUNDARY
-  RIGHT OF WAY TO BE VACATED

CENTERPOINT REALTY SERVICES CORPORATION
1808 SWIFT DRIVE
OAK BROOK, ILLINOIS 60523
MAY 17, 2000

PLANNED DEVELOPMENT BOUNDARY MAP

Generalized Land-Use Map.

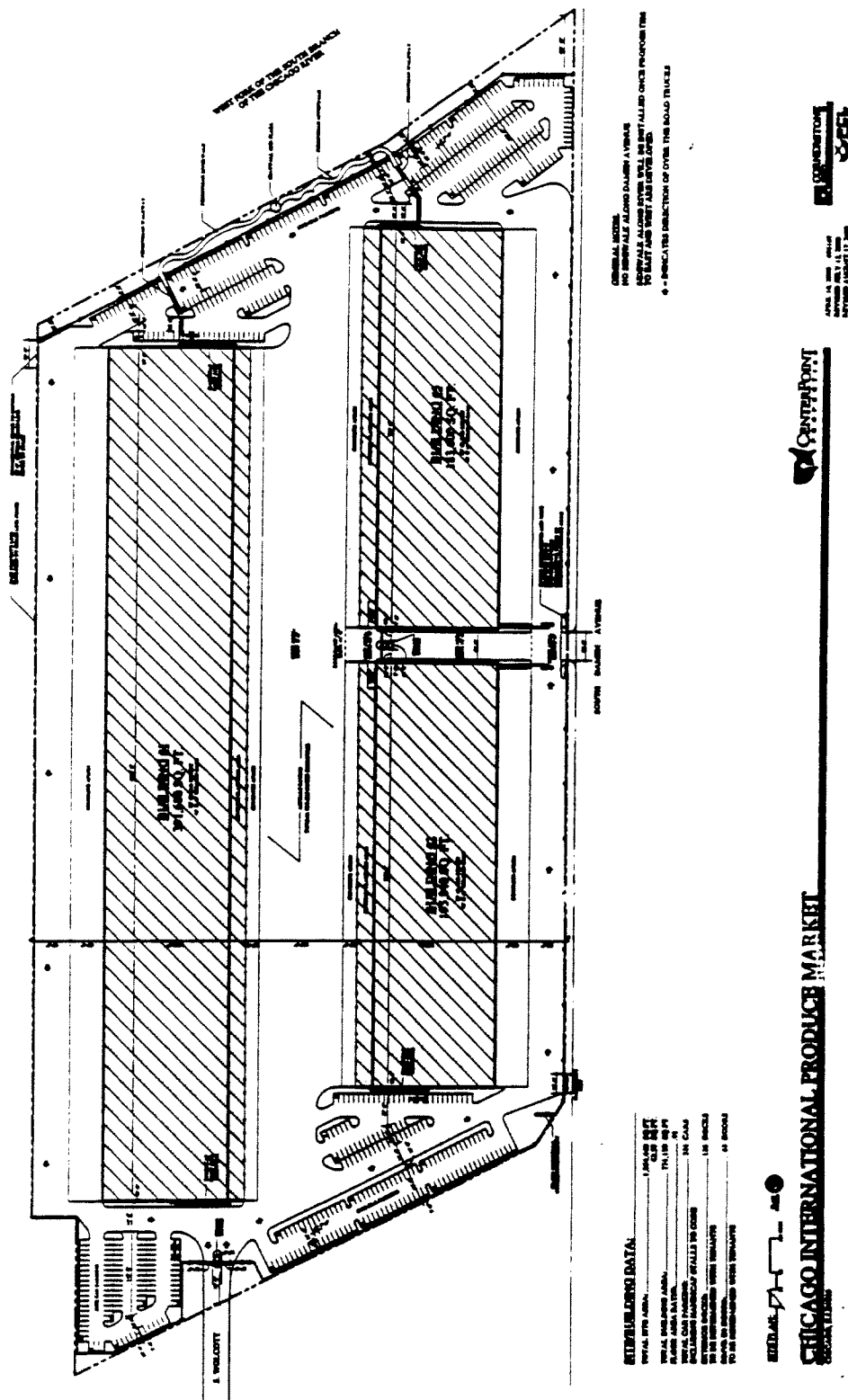


-  PROPERTY DEVELOPMENT BOUNDARY
-  RESIDENTIAL
-  BUSINESS/COMMERCIAL
-  MANUFACTURING/INDUSTRIAL


CENTERPOINT REALTY SERVICES CORPORATION
 1808 SWIFT DRIVE
 OAK BROOK, ILLINOIS 60523
 MAY 17, 2000

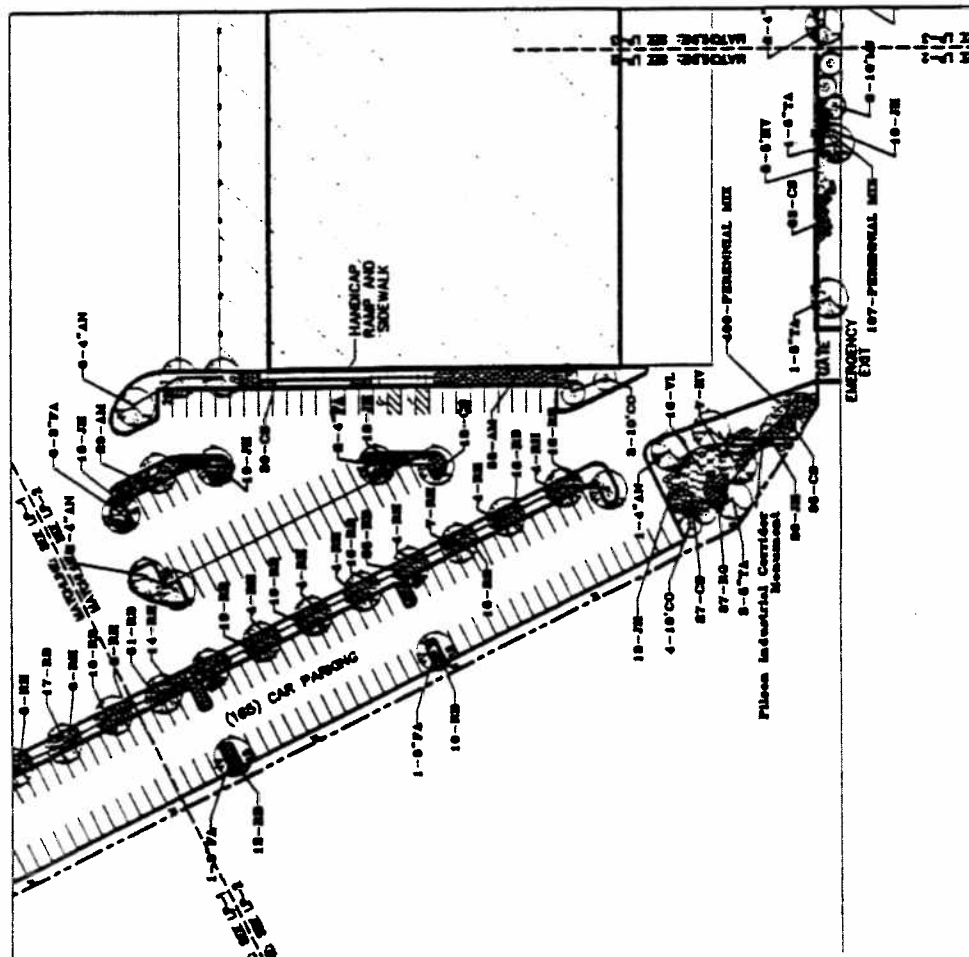
GENERALIZED LAND USE MAP

Site Plan.




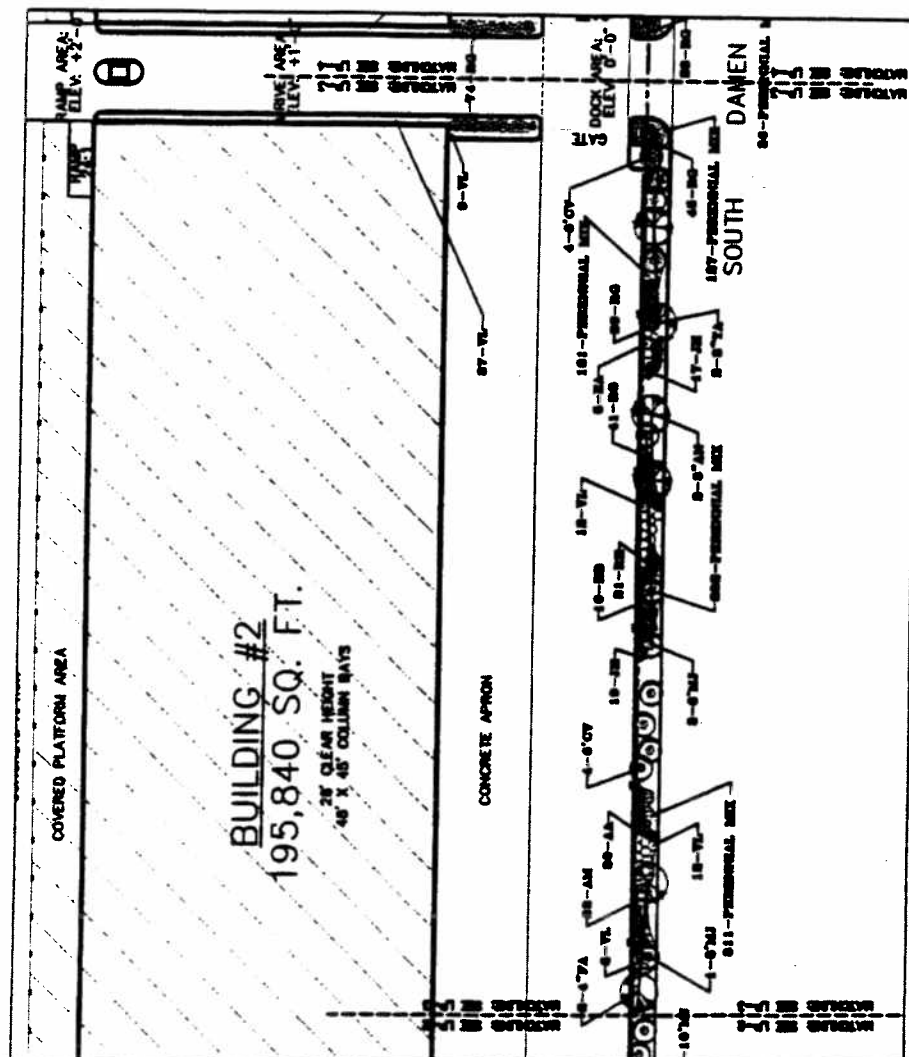
Landscape Plan.
(Page 2 of 6)

 K&L LANDSCAPE ARCHITECTURE, INC. 1111 N. LAKE STREET, SUITE 200 CHICAGO, IL 60610 TEL: (312) 329-1111 FAX: (312) 329-1112 WWW.K&L-LA.COM	PROJECT NUMBER: 0001 DATE: 08/30/00 DRAWN BY: JLM CHECKED BY: JLM SCALE: AS SHOWN SHEET NO.: 02 TOTAL SHEETS: 06	CHICAGO INTERNATIONAL PRODUCE MARKET	PROJECT NO.: 0001 DATE: 08/30/00 DRAWN BY: JLM CHECKED BY: JLM SCALE: AS SHOWN SHEET NO.: 02 TOTAL SHEETS: 06
	LANDSCAPE PLAN		

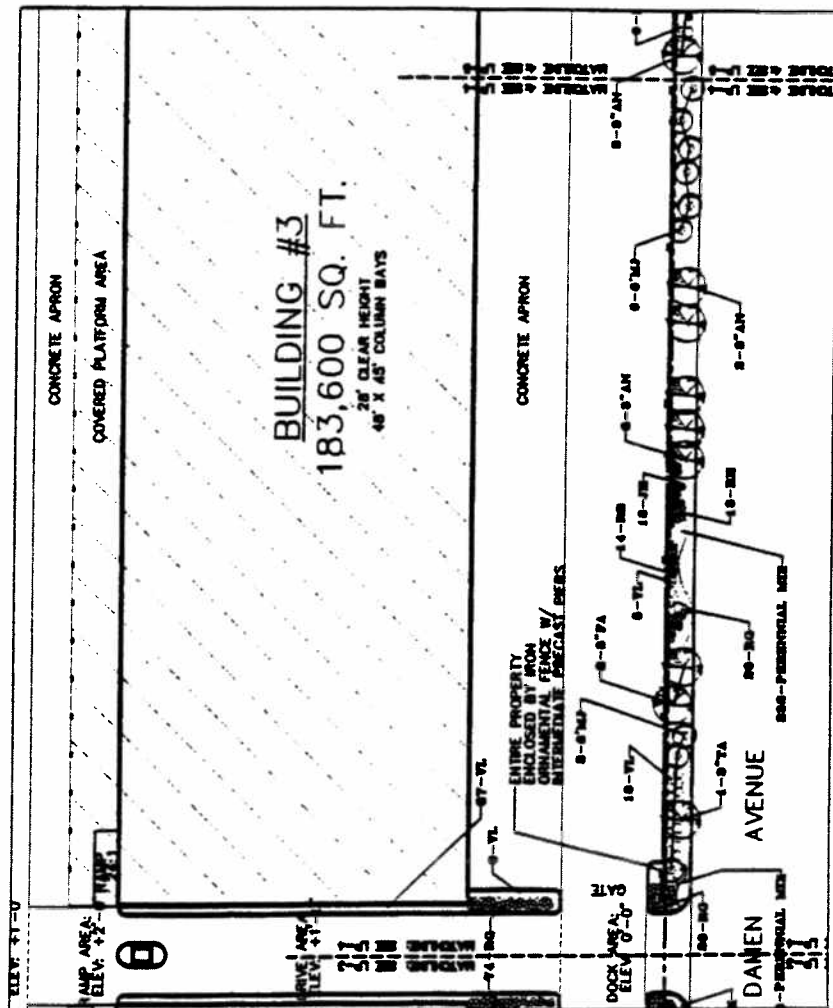
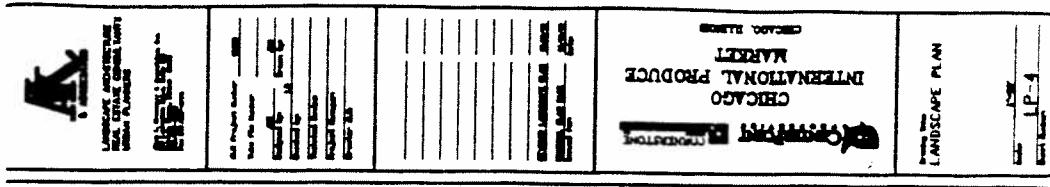


Landscape Plan.
(Page 3 of 6)


		CHICAGO INTERNATIONAL PRODUCE MARKET CHICAGO, ILLINOIS	
LANDSCAPE ARCHITECTURE FIRM: [Redacted] DATE: [Redacted]		LANDSCAPE PLAN SHEET: LP-3 OF: [Redacted]	
PROJECT NAME: [Redacted] PROJECT NO.: [Redacted] PROJECT ADDRESS: [Redacted] PROJECT CITY: [Redacted] PROJECT STATE: [Redacted] PROJECT ZIP: [Redacted]		PROJECT OWNER: [Redacted] PROJECT CONTACT: [Redacted] PROJECT PHONE: [Redacted] PROJECT FAX: [Redacted] PROJECT E-MAIL: [Redacted]	

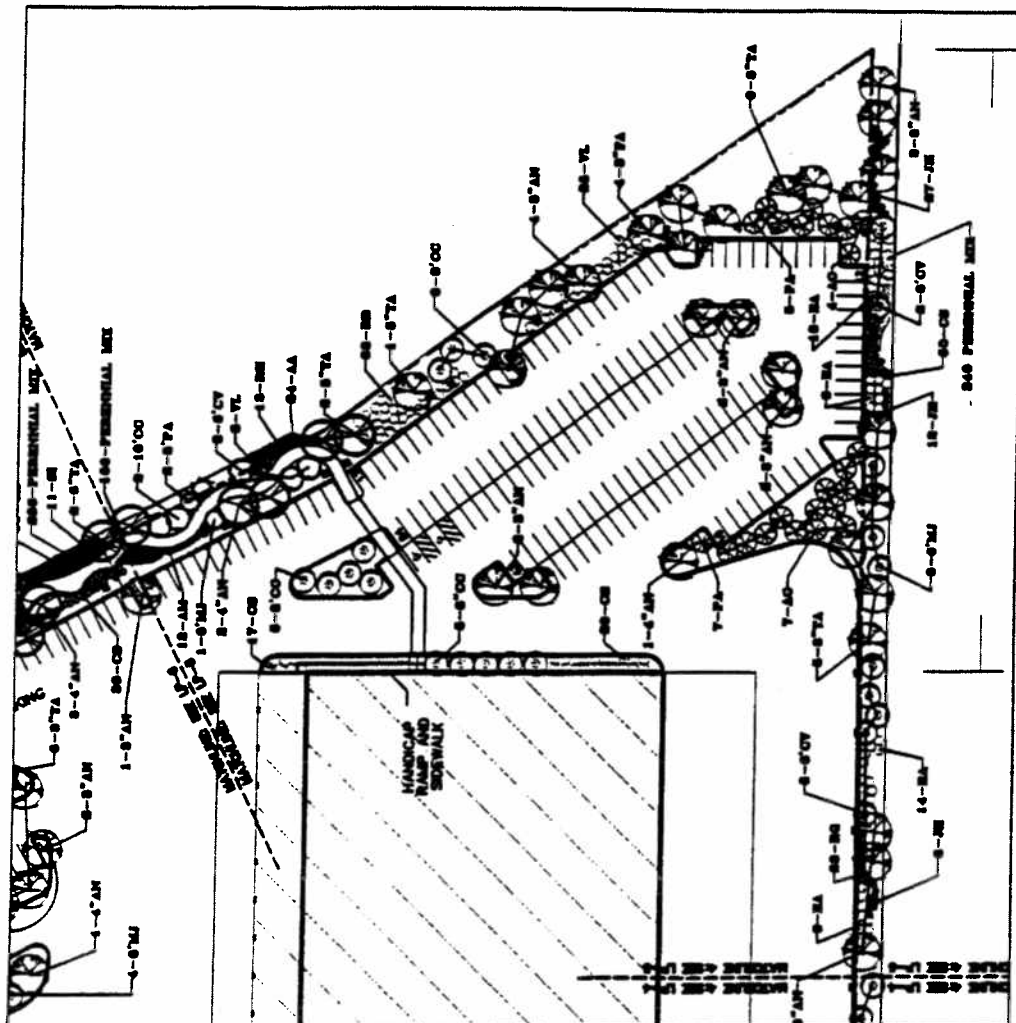


Landscape Plan.
(Page 4 of 6)

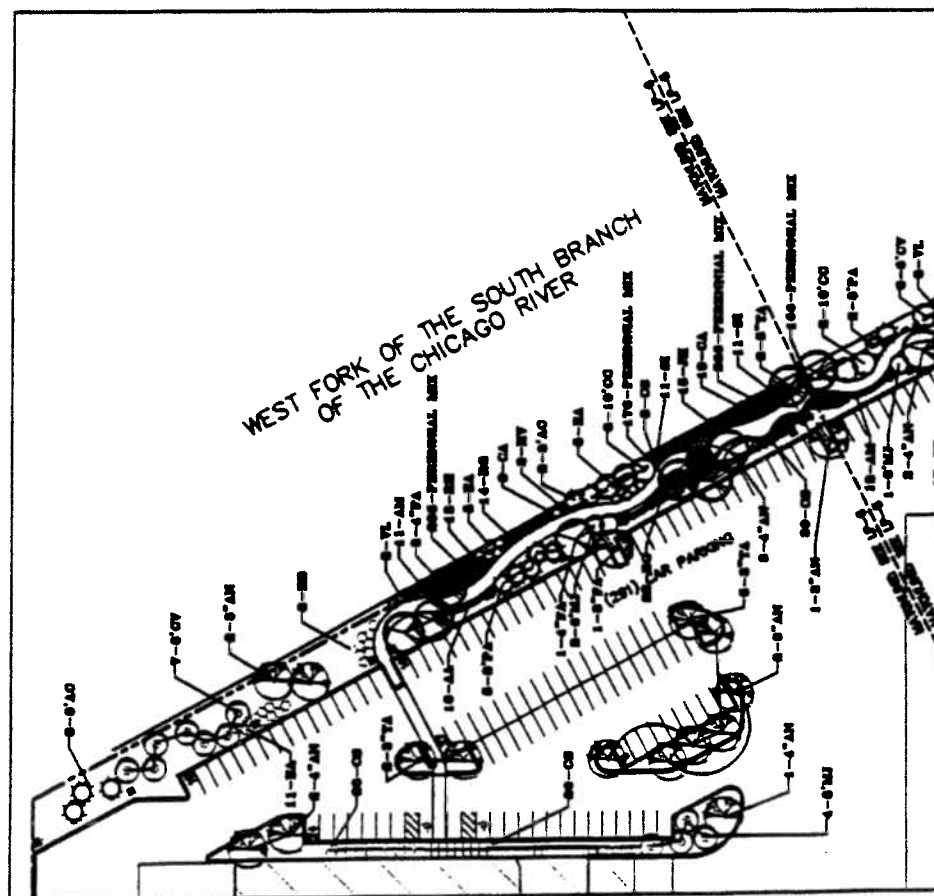
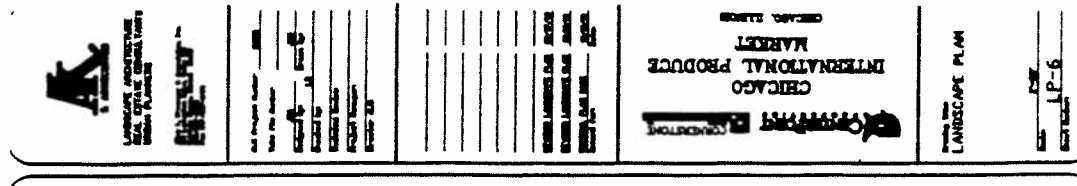


Landscape Plan.
(Page 5 of 6)

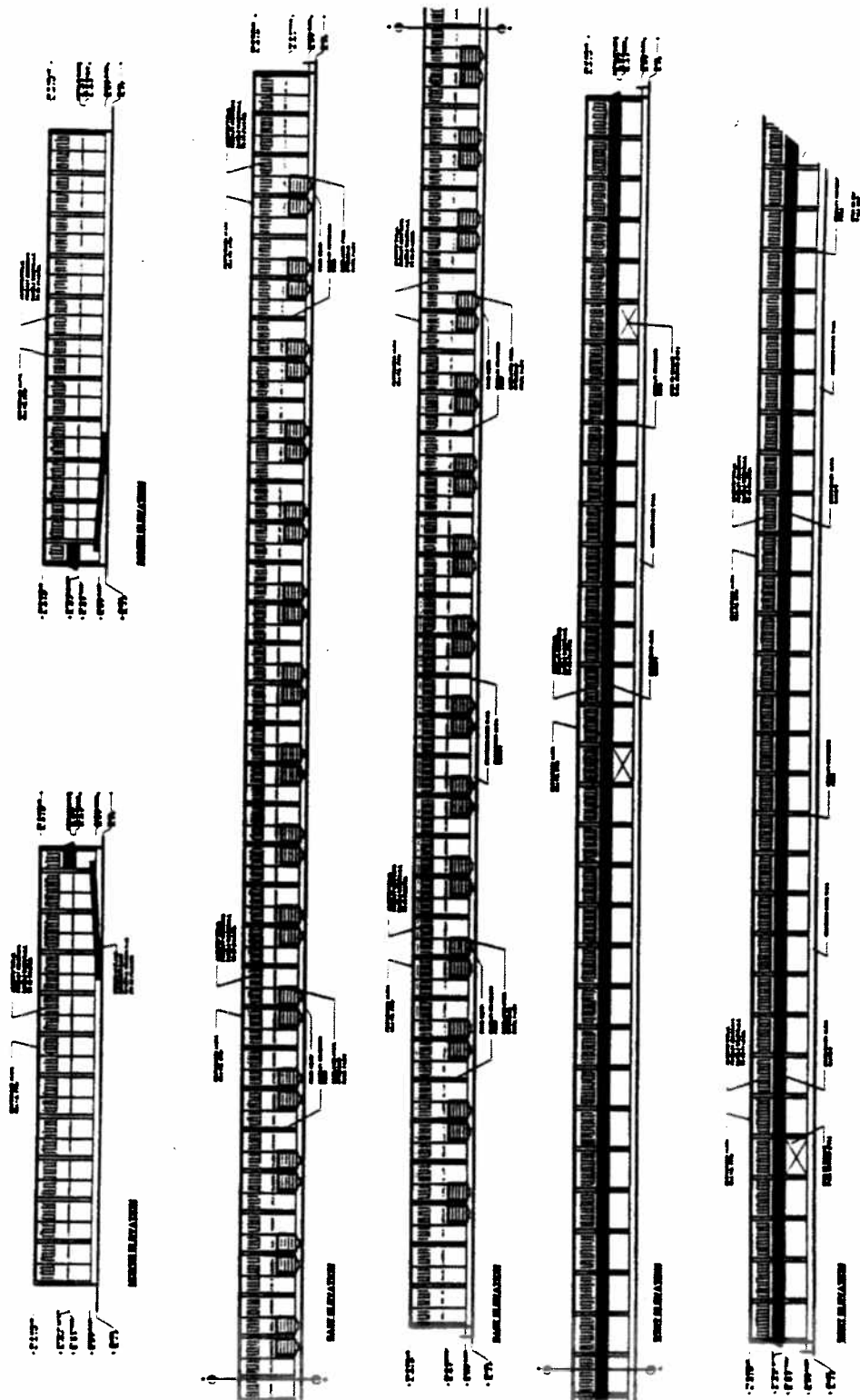
 <p>CHICAGO DEPARTMENT OF PUBLIC WORKS OFFICE OF THE CITY ENGINEER 100 N. LAKE STREET, 10TH FLOOR CHICAGO, ILL. 60602</p>	<p>PROJECT NAME: CHICAGO INTERNATIONAL PRODUCE MARKET</p> <p>PROJECT NUMBER: 00000000000000000000</p> <p>DATE: 08/30/2000</p> <p>DESIGNED BY: [Signature]</p> <p>CHECKED BY: [Signature]</p> <p>APPROVED BY: [Signature]</p>	<p>CHICAGO INTERNATIONAL PRODUCE MARKET</p> <p>LANDSCAPE PLAN</p> <p>DATE: 08/30/2000</p> <p>BY: [Signature]</p>
	<p>ALL PROJECTS MUST BE DESIGNED IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC WORKS DESIGN MANUAL, 1999 EDITION.</p>	<p>CHICAGO DEPARTMENT OF PUBLIC WORKS</p>



Landscape Plan.
(Page 6 of 6)

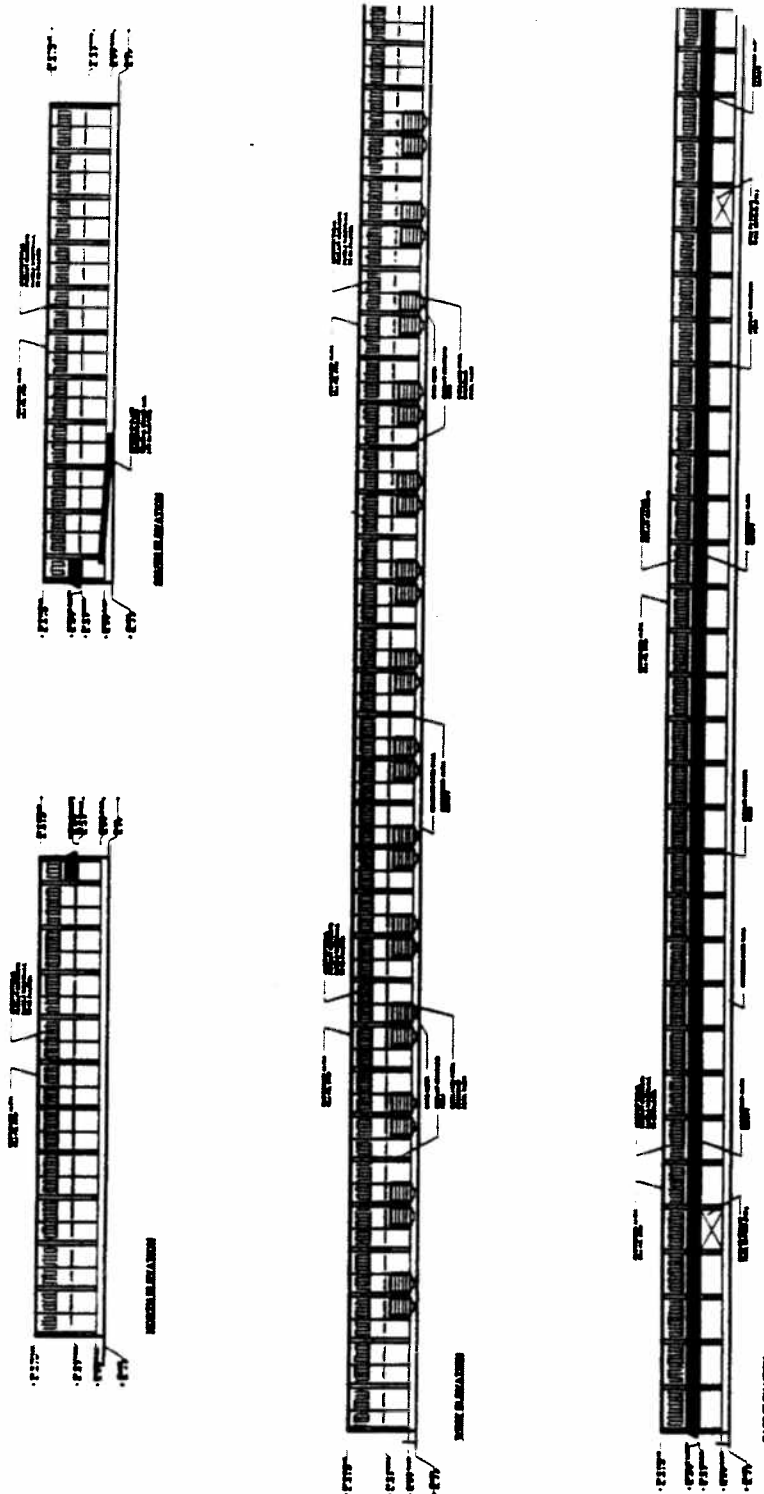


Building Elevations.
(Page 1 of 3)

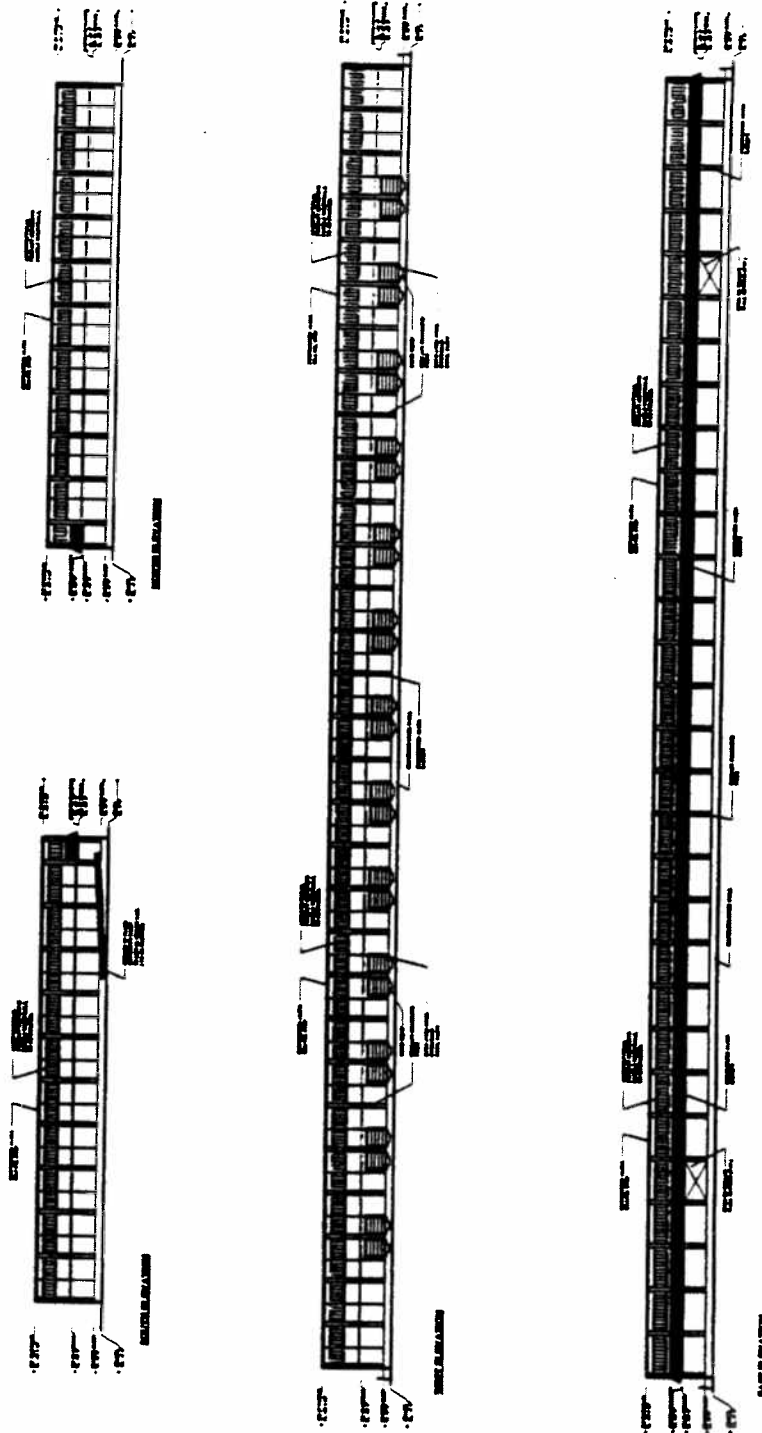


CHICAGO INTERNATIONAL PRODUCE MARKET -- BUILDING #1

Building Elevations.
(Page 2 of 3)

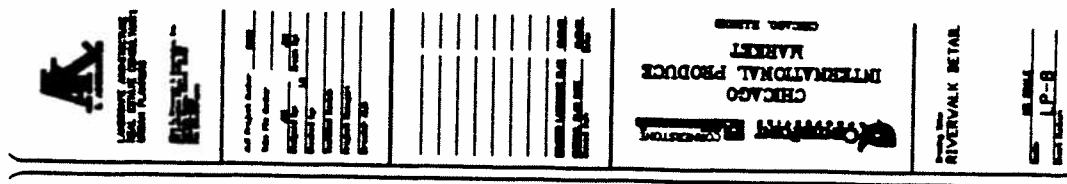


Building Elevations.
(Page 3 of 3)

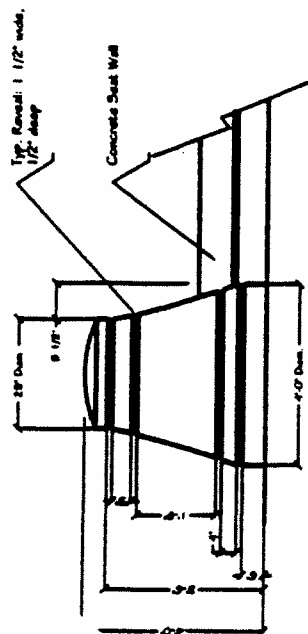
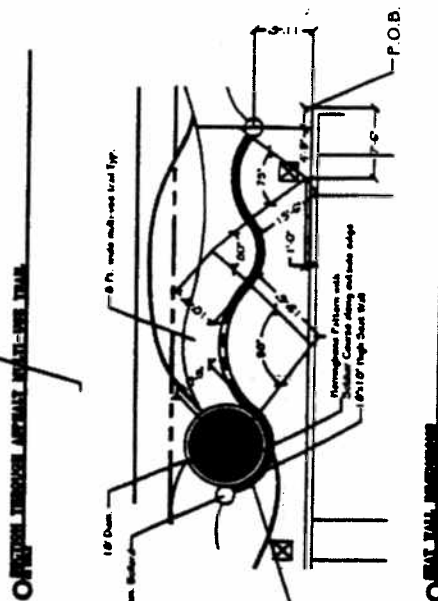
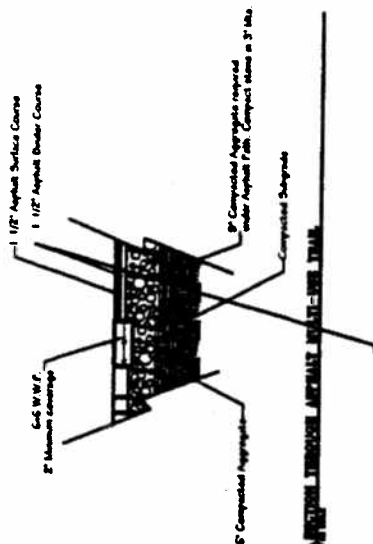


CHICAGO INTERNATIONAL PRODUCE MARKET - BUILDING #3
SECTION ELEVATIONS

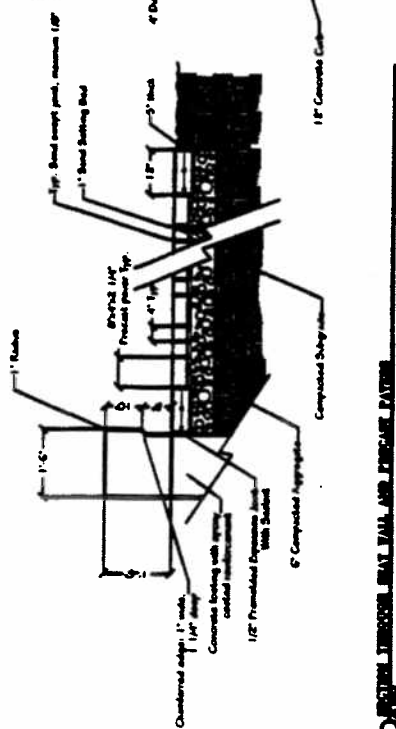
Riverwalk Details.



GENERAL NOTE: REVENUES BEARING TO BE THE FOLLOWING:
PRODUCT: BUREAU OF ELECTRICITY SHAWDOW ACCORD FUTURE WITH ACETIC LENO.
150 UNIT: HIGH PRESSURE SODIUM
MANUFACTURING: HACO P35635 OR EQUIVALENT
POLES: LIGHT POLES SHOULD BE PRECAST CONCRETE MOUNTED ON A CONCRETE FOOTING
MANUFACTURING: STEELCORP AL14, COLONIAL AND PETER 30.
BACK PLATE MOUNTING: BUREAU OF ELECTRICITY SHAWDOW
LIGHT POLE SPACING AND QUANTITY TO BE DETERMINED.



THE 2005 NEW EDITION ELEMENTS BY MAX VALLIN



RECEIVED BY THE SECRETARY OF THE ARMY